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MORTGAGE

VOL 1404 PAGE 718

DENNIE S. TANKERSLEY
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THIS MORTGAGE is made this 25 day of April, 1979, between the Mortgagor, Albert George Bricco (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Five Thousand and 00/100 (\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 25, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2009;

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To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that certain piece, parcel or lot of land situate, lying and being in Oaklawn Township and containing 12.71 acres, more or less, and being known and designated as Tract No. 13 on the property of Nellie K. Hopkins Estate made by Bakkum-DeLoach & Associates on October 5, 1976 and recorded in the RMC Office for Greenville County in Plat Book 5-X at pages 31 and 32 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Gunter Road at the joint front corner of Tract 13 and property now or formerly owned by C. G. Gunter and running thence along the Gunter line S. 59-44 W. 68.7 feet to an iron pin; thence continuing along the line of the Gunter property S. 28-51 W. 1,775.42 feet to an iron pin in the center of Bakers Creek; thence up the meanderings of Bakers Creek along the line of Tract 12-B through the dam maintained by Greenville County Soil Conservation District (the tie line of which is N. 01-49 W. 890.64 feet) to a point in Bakers Creek, which point is also in the north face of said dam and at the rear corner of Tract 12-B; thence along the line of Tract 12-B N. 51-00 W. 97.6 feet, a portion of which distance runs through Hopkins Lake, to a point in said lake at the joint rear corner of Tracts 13 and 14; thence along the line of Tract 14 N. 50-15 E. 1,231.5 feet, a portion of which distance runs through the lake to an iron pin on the western side of Gunter Road at the joint front corner of Tracts 13 and 14; thence along the western side of Gunter Road S. 26-06 E. 166.3 feet to the iron pin at the point of beginning.

The above-described property is the same acquired by the Mortgagor by deed from John Drayton Hopkins and Julian Pelham Hopkins dated November 9, 1976 and recorded on November 15, 1976 in the RMC Office for Greenville County in Deed Book 1046 at page 168.

which has the address of Route 3, Gunter Road; Simpsonville, South Carolina (Street) (City);
..... (herein "Property Address");
[State and Zip Code]

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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